

**Woodlands Cranberry Community, Inc. – 7164 Route 209, Stroudsburg, PA 18360**

# **REMINDERS – SEPTEMBER 2016**

**WOODLANDS CRANBERRY COMMUNITY, INC.**



**Woodlands Cranberry continues to collect delinquent dues. Thank you to the Owners who make their payments in a timely manner. If you are having a financial hardship the Association encourages you to contact the Management Company to set up a payment plan. Filing a Civil Complaint will not only show up as a lien but will add \$700 + to your account for filing fees.**



**Copies of Income & Expense as well as Balance Sheets are available for review – contact Marilyn at [nepa@wilkins1.com](mailto:nepa@wilkins1.com)**

**THE ANNUAL MEETING WILL BE HELD  
SATURDAY NOVEMBER 5, 2016 AT  
ST. PAULS LUTHERAN CHURCH AT  
1 PM – PLEASE MAKE EVERY EFFORT TO ATTEND!!**

# WOODLANDS CRANBERRY COMMUNITY, INC.



**FROM THE DESK OF MARILYN LESOINE  
YOUR PRIMARY PROPERTY MANAGER  
(570) 421-5409 EXT. 329**

## Good Neighbor Reminders

Woodlands Cranberry is a large community, many children ride bikes and scooters and the adults enjoy walking, biking and jogging through our community streets. Please be aware of your neighbors. **DRIVE SLOWLY**- obey the stop signs, speed bumps, and observe the posted speed limit signs of 15 mph.

### **Pet waste**

Please pick up after pets (cats as well as dogs) when walking in the neighborhood. Feces can spread disease.



**Pets** – The Board of Directors would like remind residents they must adhere to Pennsylvania State Laws. Please keep your pet on a leash at all times. Pets are not permitted to run loose at any time and must be kept under the control of the owner. **This includes DOGS as well as CATS.**

Please curb your dog or cat and ensure that you clean up after your pet's feces. It is your responsibility as a pet owner to clean up after your pet. Do not allow your pet to defecate on another homeowner's property or common area. There are members who enjoy walking, running or jogging in the Community. As do pet owners who walk their dogs/cats. Families use these areas and no one wants the nuisance of dodging pet waste while enjoying a good outing. Again, please make certain to clean up after your pet so that your neighbors do not go home with feces on their shoes.

### **Mail and or package deliveries-**

Let's continue to be neighborly and watch out for mail, and or packages. If the package(s) were inadvertently delivered to the wrong address, please contact your neighbor and forward the package to the intended party.

Please be courteous of your neighbors and help maintain our property values by adhering to these **Covenants** and others outlined in your **By-Laws** document.

**Parking:** Please do not double park – **DO NOT PARK ALONG THE ROADWAY OR THE BERM/SHOULDER OF THE ROAD – WINTER WILL BE SOON APPROACHING** - this is an issue that needs to be addressed. Owners, tenants or guests that park incorrectly will be subject to fines and the possible towing of your vehicle.



**Noise:** Owners and tenants should be courteous of your neighbors and keep noise levels down. Quiet time per the Rules & Regulations shall commence from 11pm thru 7am. Fines can and will be assessed for violations.

**Garbage Containers:** Please return your garbage containers after pick up days and return them to your home. Not only is this against the Association's Rules, it also creates an unsanitary situation, especially when the bears are not in hibernation.



**Bears:** Soon bears will be in hibernation and will not be roaming through the woods and visiting our community. Here are some tips that can help detract bears in our community.

- Don't place your garbage outside until the morning of collection day.
- Ensure all garbage is placed in a garbage bag and secured properly.
- Do not leave pet food, bird seed, and garbage outside.
- Do not leave food outside for any wildlife. Use ammonia or powdered lime in bags.
- Clean your barbecue grill after use. Do not dump the grease outside.

Please visit [www.portal.state.pa.us](http://www.portal.state.pa.us) for more information on the Pennsylvania Black Bear.



The board continues to value and take pride in our beautiful community. There has and continues to be much discussion about various projects and areas of concern that need attention. If you are concerned with any of these common areas or interested in helping, please contact the Association. Be on the Board of Directors – get involved!!

**CHIMNEY CLEANING** – Please ensure that you have your chimney cleaned prior to the winter months – an uncleaned Chimney can cause a fire rapidly.



**SNOWPLOWING** -

The winter season is approaching us and soon we will all have to deal with the snow and ice. The Township plows our main roads thru out the Association.

When plowing or shoveling your driveway Management asks that you do not push the snow back into the street. This may cause icy spots if the snow is packed down and the temperature drops. Please remember to use caution when driving during inclement weather.

## **DRYER VENT SAFETY**

For many households a dryer is consider a necessity and with our busy day to day lives we tend to forget the importance of keeping dryer vents and lint traps properly maintained. Improper maintenance of your dryer can pose a serious fire risk to you and your family. These may be some signs that your Dryer Vent may be blocked:

- Lengthy drying times
- Clothes are hotter than normal at the end of the cycle
- Increased heat and humidity in the area of the dryer
- Dryer deactivation due to high temperatures
- Flapper on vent hood does not open when dryer is on

Remember to clean your lint filter before and after each cycle. It is important to clean the back of the dryer too where lint can build up. In, addition clean the lint filter with a nylon brush at least every 6 months or more frequently if it becomes clogged.

Inspect the venting system behind the dryer to ensure it is not damaged, crushed, or restricted. Vacuum lint from behind and beneath your dryer on a regular basis.

The interior of the dryer and venting system should be serviced and cleaned periodically by a qualified service professional.

Following the simple above steps can reduce the risk of fire. It is also a good idea to test all smoke alarms to ensure they are properly working.

For more information on dryer vent fires and safety please visit USFA at [www.usfa.dhs.gov/downloads/pdf/trfs/v7i1.pdf](http://www.usfa.dhs.gov/downloads/pdf/trfs/v7i1.pdf) .

## **PREVENT FROZEN PIPES -**

It is important to ensure that owners take appropriate steps to help prevent water damage. Frozen pipes can cause extensive damage when they burst. The best way to prevent frozen pipes is to ensure sufficient insulation and adequate heat during the winter months.

### **Here are some tips to help prevent frozen pipes:**

1. Maintain heat in all dwellings. You should set the temperature at a minimum of 60 degrees. This even pertains to homes that are vacant or unoccupied for the colder months.
2. Provide additional insulation for pipes in unheated areas.
3. If your home is vacant for the colder months, it is recommended that you winterize your home. Drain all water lines.

In a deep freeze you can take these freezing. Open all cabinet doors to pipes. Let warm water drip from



### **Stop Signs**

Please help keep the all stop signs. Many residents stopping and are just rolling complete stop! The weather is still pedestrians walking thru out the

## **BOARD MEETINGS**

**Board meetings are held monthly. Open to the membership meetings and are held every other month.**

**Any changes to the meeting date or if it has been cancelled, notification will go out via email. You may also call the Management Office for confirmation of the meetings. (570) 421-5409 ext 329.**

extra steps to prevent pipes from allowing heat to get to un-insulated your faucets overnight.

community safe by obeying and non residents are not through, please come to a nice so be mindful of the community!